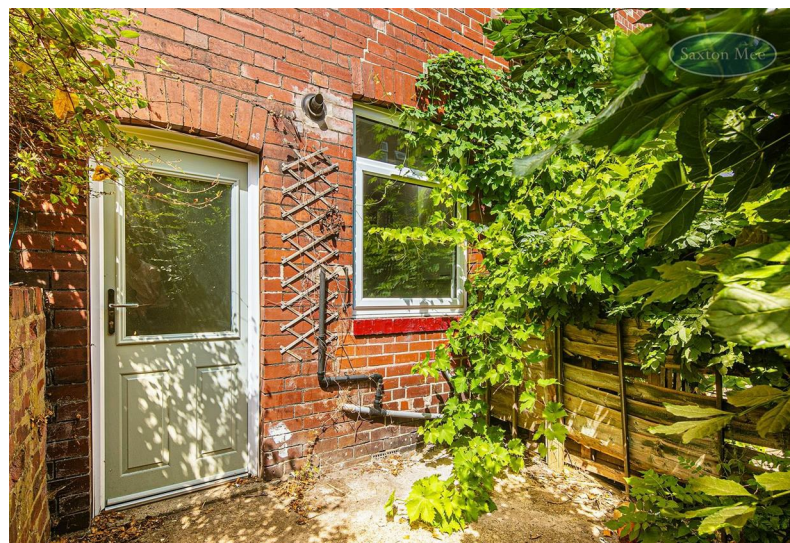
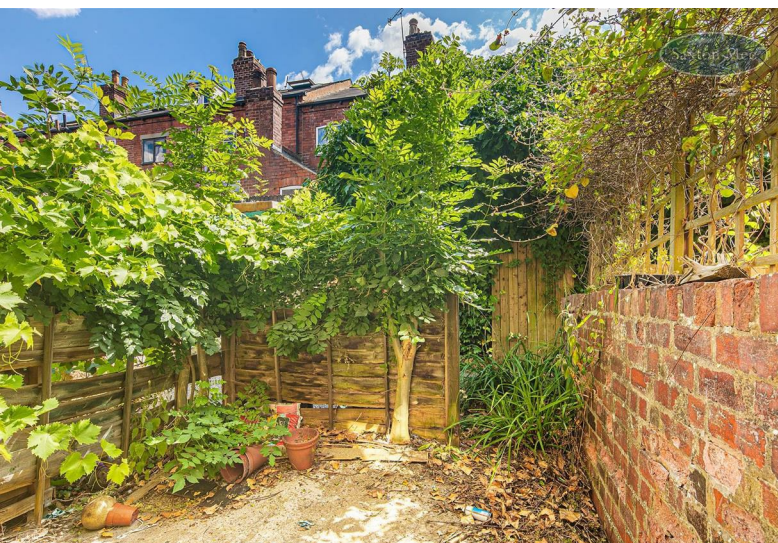




Rusdale Avenue Meersbrook Sheffield S8 9QF
Offers Around £210,000

Rushdale Avenue

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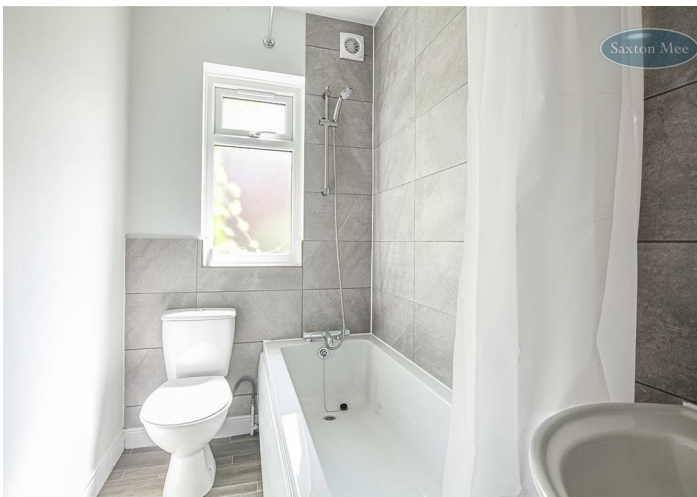
**** NEWLY RENOVATED ** NO ONWARD CHAIN ** IDEAL FIRST TIME BUY**
****** Located on this quiet residential road within the highly sought after area of Meersbrook is this impressive three bedroom mid terrace house which has been subject of a recent renovation project.

Neutrally decorated with a contemporary feel, the property benefits from new windows, new doors, new floor coverings, updated electrics and plumbing, a new bathroom, and a new kitchen while the roof was replaced in 2024 making this an ideal property for someone looking for a 'turnkey' home.

The accommodation briefly comprises three bedrooms, a well appointed bathroom which has a white suite including a shower over the bath, a lounge, and a kitchen that has space for a small table and chairs.

- RECENTLY RENOVATED
- NEW DOORS AND WINDOWS
- NEW KITCHEN AND BATHROOM
- UPDATED ELECTRICS AND PLUMBING
- NEW FLOOR COVERINGS
- NO ONWARD CHAIN
- QUIET RESIDENTIAL ROAD
- IDEAL FIRST TIME BUY
- ENCLOSED YARD TO REAR
- CLOSE TO AMENITIES





OUTSIDE

To the rear is a small south facing enclosed yard.

LOCATION

Rushdale Avenue is well-served by a range of local amenities including Meersbrook Park and Cat Lane Woods, which are both a short walk away, reputable local schools, a local convenience store, a growing number of cafes, and restaurants, and shops on both Chesterfield Road and Abbeydale Road, public transport, and access links to the city centre, hospitals, universities, the train station, St. James Park retail park, and the Peak District.

MATERIAL INFORMATION

The property is Leasehold on a long Lease (details to be confirmed) and currently Council Tax Band A.

VALUER

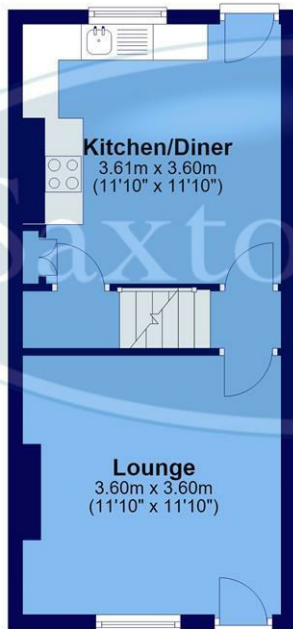
Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



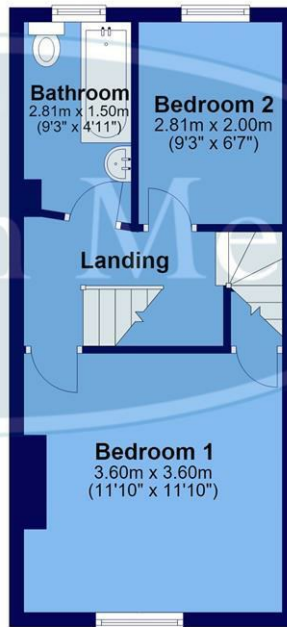
Ground Floor ^N

Approx. 29.5 sq. metres (317.9 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.9 sq. feet)

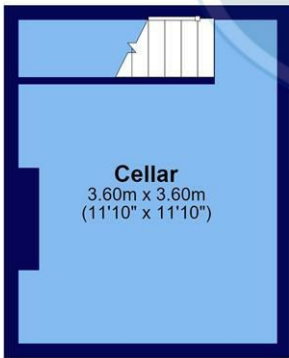


Second Floor

Approx. 14.1 sq. metres (152.2 sq. feet)



Cellar
Approx. 16.2 sq. metres (174.2 sq. feet)



Total area: approx. 89.4 sq. metres (962.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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